



Resolution No. 2016R-241

City of Minneapolis

File No. 16-00730

By Reich

Rescinding Resolution 2016R-142 passed April 15, 2016, entitled "Approving the sale of excess land at 2900 Grand Ave S and 2905 Harriet Ave."

Resolved by The City Council of The City of Minneapolis:

That the above-entitled resolution be and is hereby rescinded, as follows, due to discovered title issues:

~~Whereas, the City of Minneapolis, hereinafter known as the City, proposes to sell two parcels of unimproved excess land for use in an approved residential development known as 2900 Associates LLC; and~~

~~Whereas, due to the parcel at 2900 Grand Ave S being primarily steeply sloping terrain and the parcel at 2905 Harriet Ave being of insufficient land area to be buildable, both parcels are considered of no use to the City and have been determined by the Director of the Department of Public Works to be "excess"; and~~

~~Whereas, the legal descriptions of the land being conveyed is:~~

~~As to 2900 Grand Ave S: The North 28 feet including adjacent 1/2 of vacated alley of Lot 1, Block 6, Excelsior Addition to Minneapolis; and~~

~~As to 2905 Harriet Ave: The South 30 feet of the East 18 feet of Lot 15, Block 6, Excelsior Addition to Minneapolis; and~~

~~Whereas, the Department of Public Works has estimated the fair market value of the combined parcels to be \$1,000;~~

Now, Therefore, Be It Resolved by The City Council of the City of Minneapolis:

That the Minneapolis City Council approves the sale of the two parcels described above to 2900 Associates LLC, by means of a quit claim deed. The City Council of the City of Minneapolis also directs the appropriate staff to execute, deliver, and record the deed.

Be It Further Resolved that the sale is hereby determined to be in the best interests of the City and its people and that the transaction furthers the City's general plan of economic development in accordance with the City's approved disposition policy.

Committee: TPW Public Hearing: 6/7/2016 Publication: JUN 21 2016

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON	X			
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON				X
PALMISANO	X			
DATE:	JUN 17 2016			

☒ APPROVED ☐ VETOED


MAYOR HODGES

JUN 17 2016
DATE

Certified an official action of the City Council
ATTEST:


CITY CLERK

Presented to the Mayor:	JUN 17 2016	Received from the Mayor:	JUN 17 2016
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City of Minneapolis

File No. 16-00730

By Reich

Approving the sale of excess land at 2905 Harriet Ave and 2900 1/2 Grand Ave S to 2905 Associates LLC.

Whereas, the parcels being of insufficient land area to be buildable and have been determined to be "excess" by the Director of Public Works for the City of Minneapolis; and

Whereas, the City of Minneapolis, hereinafter known as the City, proposes to sell such excess parcels to 2905 Associates LLC, the owner of adjacent land, for fair market value; and

Whereas, the legal descriptions for the land being conveyed are:

As to 2905 Harriet Ave: The South 30 feet of the East 18 feet of Lot 15, Block 6, Excelsior Addition to the City of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota; and

As to 2900 1/2 Grand Ave S: The South 12 feet of Lot 1, Block 6, Excelsior Addition to the City of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, together with the Easterly 1/2 of vacated alley which accrued thereto by reason of the vacation thereof; and

Whereas, the Minneapolis Department of Public Works has estimated the fair market value of the combined parcels to be \$1000; and

Whereas, pursuant to due notice thereof published in Finance and Commerce on May 20, 2016, a public hearing on the proposed sale was duly held on June 7, 2016;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the Minneapolis City Council approves the sale of the two parcels described above to 2905 Associates LLC by means of a quit-claim deed. The City Council of the City of Minneapolis also directs the appropriate staff to execute and deliver the deed.

Committee: TPW Public Hearing: 6/7/2016 Publication: JUN 21 2016

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON	X			
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON				X
PALMISANO	X			
DATE:	JUN 17 2016			

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Approving the re-conveyance of certain tax forfeited land located at 2900 Grand Ave S back to the State of Minnesota and requesting an auction to adjacent property owners.

Whereas, on April 18, 1994, the City of Minneapolis, Hennepin County, Minnesota acquired a certain parcel of previously tax-forfeited land from the State of Minnesota in connection with construction of the Midtown Greenway pursuant to Minnesota Statutes, Section 282.01, Subdivision 1a, to be used exclusively for bicycle trails, right-of-way, and public access; and

Whereas, the legal description of the land is:

The North 28 feet of Lot 1, Block 6, Excelsior Addition, including adjacent 1/2 of vacated alley; and

Whereas, on June 17, 2016, the City Council of the City declared such parcel to be excess property and not needed for bicycle trails, right-of-way, or public access; and

Whereas, pursuant to Minnesota Statutes, Section 282.01, Subdivision 1d, if after three years from the date of conveyance, a parcel acquired for an authorized public use is not put to such use, the City is obligated to either purchase the property for an authorized public purpose at present market value as consented to by the Hennepin County Board of Commissioners or convey the land, or the part of the land not required for an authorized public use, back to the State of Minnesota; and

Whereas, pursuant to Minnesota Statutes, Section 282.01, Subdivision 7a, in certain circumstances the City may request that the Hennepin County Board, on behalf of the State of Minnesota, auction the re-conveyed property exclusively to owners of land adjoining the property to be auctioned; and

Whereas, the physical characteristics of the parcel would render this parcel unbuildable on its own according to many requirements in the City's zoning ordinance;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:


That the Finance Officer of the City be authorized to re-convey the parcel described above to the State of Minnesota.

Be It Further Resolved that the City requests that the parcel be auctioned exclusively to owners of land adjoining the parcel and combined for tax and use purposes with the successful adjacent property.

Committee: TPW Public Hearing: 6/7/2016 Publication: JUN 21 2016

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON	X			
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON				X
PALMISANO	X			
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